



Maesypanwr , Llandyfan, Ammanford, SA18 2UD

Offers in the region of £325,000

NO ONWARD CHAIN

We are delighted to offer for sale this detached character cottage set in a rural location on the western edge of the Brecon Beacons National Park in Llandyfan. Accommodation comprises entrance porch, lounge, dining room, kitchen, downstairs bathroom, conservatory, 3 bedrooms one with en suite WC. The property benefits from oil central heating, mostly uPVC double glazing, off road parking and enclosed rear garden.

Ground Floor

Front porch with door to

Lounge

13'3" x 13'1" max (4.04 x 3.99 max)



with stairs to first floor, multi fuel fire in stone surround, parquet floor, radiator, beamed ceiling and uPVC double glazed windows front.

Dining Room

13'3" x 8'5" (4.05 x 2.57)



with small fireplace, parquet floor, economy 7 heater, beamed ceiling and uPVC double glazed window to front.

Kitchen

8'2" x 15'7" (2.50 x 4.75)

with range of fitted base and wall units, one and a half bowl sink unit with mixer taps, 4 ring electric hob with extractor over, built in

double oven, plumbing for automatic washing machine, plumbing for automatic dishwasher, part tiled walls, slate tiled floor, radiator and wooden stable door to

Conservatory

10'9" x 9'10" (3.29 x 3)



with electric panel heater, tiled floor, glass roof, uPVC double glazed windows, French doors to side and door to front.

Downstairs Bathroom

8'4" x 6'9" (2.56 x 2.06)



with low level flush WC, pedestal wash hand basin, free standing bath, shower cubicle with electric shower, heated towel rail, tiled walls, tiled floor, extractor fan and 2 uPVC double glazed windows to side.

First Floor

Bedroom 1

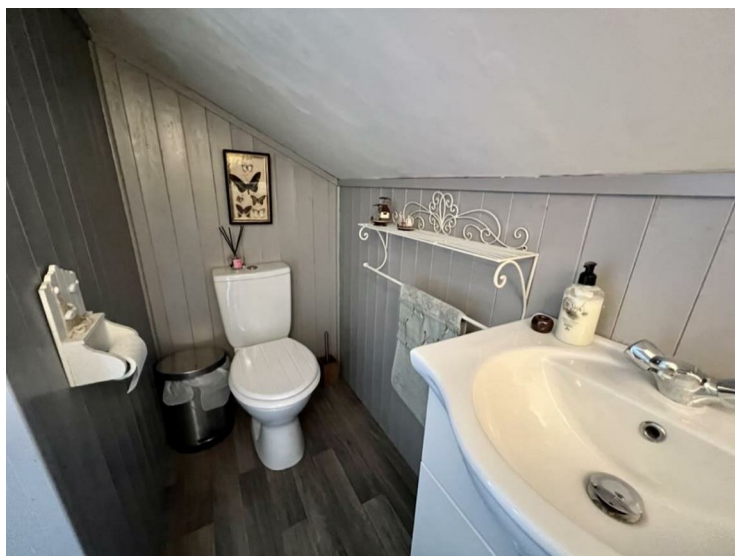
8'11" x 18'7" (2.74 x 5.68)



with built in wardrobes, access to roof space, radiator and uPVC double glazed French doors to rear decked balcony.

En Suite WC

8'9" x 3'1" (2.67 x 0.95)



with low level flush WC, pedestal wash hand basin with cupboards under and shelving.

Bedroom 2

13'4" x 6'8" (4.08 x 2.04)



with built in cupboard, hatch to roof space, economy 7 heater and uPVC double glazed window to front.

Bedroom 3

13'1" x 13'1" red to 8'3" (4 x 4 red to 2.52)



with built in cupboard, Economy 7 heater and 2 uPVC double glazed windows to front.

Outside



with parking for 2 cars to front, small rear garden laid to lawn with flowers and shrubs.

Services

Mains electricity, water and private drainage (Septic Tank). Oil central heating (Worcester combi boiler).

Council Tax

Band D

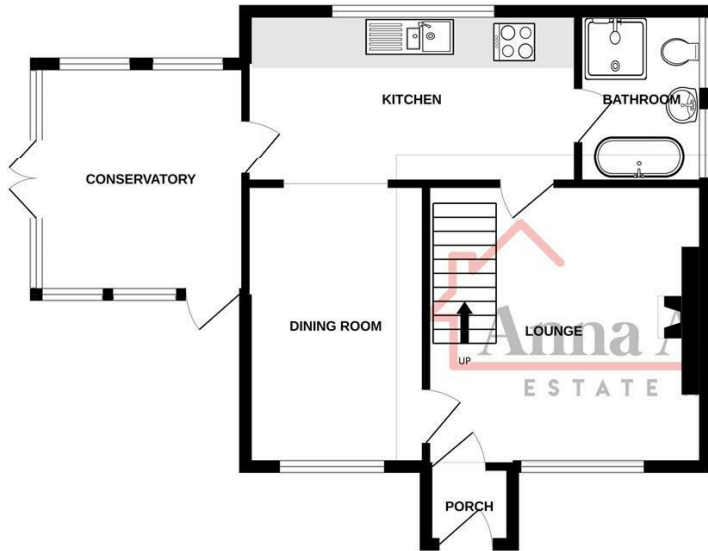
NOTE

All photographs are taken with a wide angle lens.

Directions

Leave Ammanford on High Street then turn third left into Wernddu Road signposted to Trap. Follow this road for approximately 3 miles to Llandyfan and as you enter the village the property can be found on the right hand side, identified by our For Sale board.

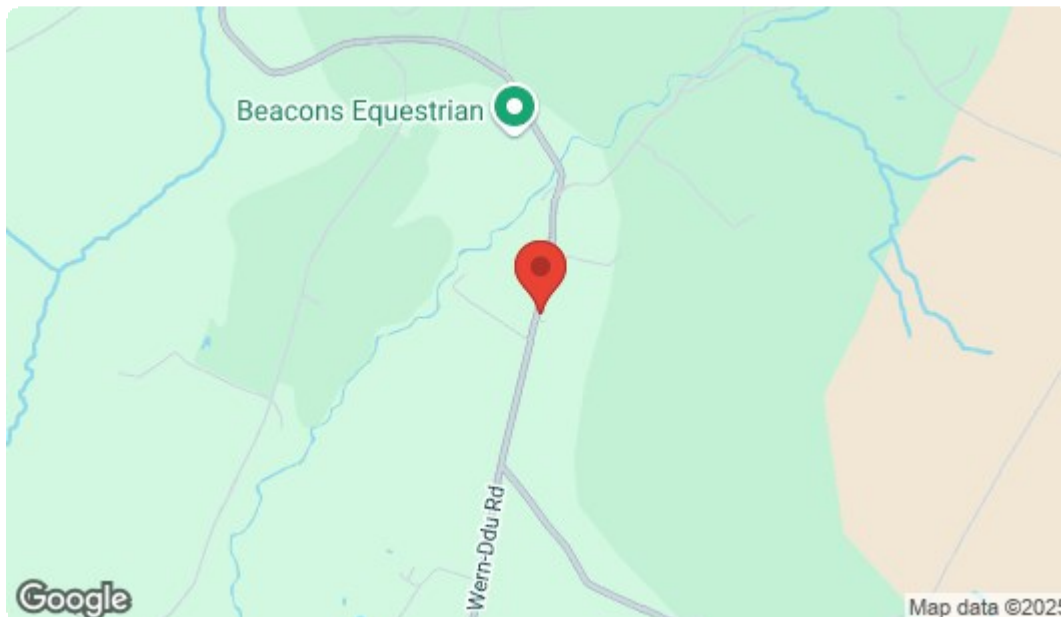
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.